

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, July 24, 2006 at Westfield Town Hall. Members present were George Clark, Gloria Del Greco (Arrived: 7:08), Jack Hart, Ginny Kelleher (Arrived: 7:14) (Departed: 8:09), Brian Morales, Bill Sanders, and Carolyn Stevenson. Also present were Kevin Buchheit, Al Salzman, Tom Higgins, and Attorney Brian Zaiger.

The Commission voted by voice vote for Sanders to preside over the meeting since the President and Vice President were absent.

Sanders offered a suggestion regarding the minutes showing attendance at the top as well as the time of arrival and departure of members.

Hart moved to approve the June 26, 2006 minutes as amended.

Clark seconded, and the motion passed 5-0-0.

Higgins reviewed the Public Hearing Rules and Procedures.

Del Greco arrived at 7:08 p.m.

Salzman reviewed continued items on the agenda.

Kelleher arrived at 7:14 p.m.

OLD BUSINESS

0603-PUD-05 17021 Towne Road. Drees Homes requests a change in zoning for approximately 258 acres, from the AG-SF1 District to the Westgate PUD District.

Mr. John Talbott, Drees Homes, introduced guests: Matt Brown, A&F Engineering; Steve Hardin, Baker & Daniels; Harry Sanders, Drees Homes; Mic Sheets, Sheets Development; and Judd Scott, Vine & Branch. Talbott highlighted changes made since the last presentation including no vinyl siding, no commercial area, enhanced architectural standards, creation of a tree restoration buffer, and several additional commitments.

Kelleher asked for confirmation that if the school goes in, it will not take the entire 25% of the open space committed to.

Talbott responded if the school goes in, will use no more than six acres of the school ground for open space.

A Public Hearing opened at 7:25 p.m.

No one spoke, and the Public Hearing closed at 7:26 p.m.

Del Greco moved to send 0603-PUD-05 to the Town Council with a positive recommendation.

Stevenson seconded and the motion passed 7-0-0.

0606-REZ-05 16115 Ditch Road. Centex Homes requests a change in zoning for 54.52 acres from AG-SF-1 and SF-2 to SF-3.

Mr. Steve Hardin, Baker & Daniels, introduced John Isaacs, Centex Homes, and presented details of the petition and discussed additional commitments including a frontage road along Ditch Road, minimum of 100 foot wide lots in noted area, tree preservation commitment, no trespassing signs along southern perimeter, and no two-family attached homes in the development.

Clark asked if the Town had decided whether or not they wanted the offered land for a park.

Salzman responded as the commitment is currently written, the property would remain common area, owned by the HOA and the Town would have a right of use for the property as a park. He further stated that the Parks Director has indicated preliminarily it would most likely be developed as a trail head.

Kelleher asked how much open space there might be north of the J. Edwards drain.

Isaacs responded roughly twenty acres; probably pushing thirty acres total which includes the park and the ponds.

Kelleher stated the SF-3 ordinance requires 12% open space.

Salzman stated 12% would be around seven acres.

Stevenson asked if the neighbors had been contacted.

Isaacs confirmed they have met with the neighbors.

A Public Hearing opened at 7:48 p.m.

Mr. Ron Thomas expressed concern about the discrepancy in the amount of open space committed to at the Town Council meeting compared to the discussion at the Plan Commission meeting.

The Public Hearing closed at 7:50 p.m.

Hardin responded to the public hearing comments stating that the estimated total open space included ponds at the time of the Town Council meeting and offered to revise the commitment that if the Town elects to develop the land proposed as a park, could change the wording to state that the northern part would have a minimum of 12% open space.

Del Greco moved to send 0606-REZ-05 to the Town Council with a positive recommendation with the four commitments proposed by the petitioner and the four commitments proposed by the Comp Plan subcommittee.

Clark seconded, and the motion failed with a vote of 4-3-0.

Hardin stated that the motion did not include the offer to revise the language regarding the open space and asked if that would make a difference to those who voted negatively.

Isaacs discussed the setbacks and open space and offered a commitment of 50' rear yard rather than a 30' rear yard.

Kelleher reviewed the two additional commitments made as follows:

1. 12% of land north of J. Edwards Drain is open space.
2. A 50' set back in those homes along the northern property line which abut the existing residence.

Del Greco moved to send 0606-REZ-05 to the Town Council with a positive recommendation with the six commitments proposed by the petitioner which include the 12% of land north of J. Edwards Drain as open space and a 50' set back in those homes along the northern property line which abut the existing residence and the four commitments proposed by the Comp Plan subcommittee.

Clark seconded, and the motion passed 7-0-0.

Kelleher left the meeting at 8:09 p.m.

NEW BUSINESS

0607-DP-17 & 19001 Grassy Branch Road. Crossroads Church requests Development Plan and
0607-SIT-11 Site Plan Review of a proposed 9,900 square foot religious institution on 11.62
acres in the SF-2 District.

Mr. Matt Skelton, Baker & Daniels, presented the details of the project and introduced guests Rich Kelly, EMH&T; Fred Praiso, Context Landscape Architecture; and Mike Engledow, Arc Design.

Del Greco asked if petitioner has met with neighbors.

Skelton responded the development team has met with the neighbors.

Sanders asked if staff had comments on secondary access.

Salzman responded this petition was review by TAC and access was found to be adequate. He further stated that as subsequent phases come on, the second access will be required.

A Public Hearing opened at 8:20 p.m.

Mr. Dennis Prestar expressed concerns regarding drainage and lighting.

The Public Hearing closed at 8:25 p.m.

Skelton responded to public hearing comments and discussed the drainage and lighting plan.

Hart moved to approve 0607-DP-17 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office; and
3. That the petitioner complies with any requirements from the Hamilton County Highway Department.

Clark seconded, and the motion passed 6-0-0.

Hart moved to approve 0607-SIT-11 with the following condition:

- That any conditions associated with 0607-DP-17 be satisfied prior to the issuance of an ILP for the subject site.

Clark seconded, and the motion passed 6-0-0.

Road Impact Fees: Review of proposed Road Impact Fee changes - modification to the fee schedule used to calculate impact fees for development within Westfield and Washington Township

Ms. Renee Goff, Westfield Department of Public Works presented the details of the review of the proposed Road Impact Fee changes.

A Public Hearing opened at 8:35 p.m.

Mr. John Talbot spoke in favor of the Road Impact Fee increase.

The Public Hearing closed at 8:40 p.m.

Salzman reported on the Ackerson Farm petition and the Comprehensive Plan Subcommittee and further stated at this time there is no determination on when this petition will be before the Commission again.

Higgins reported on the progress of the Eagle Station petition and asked for feedback from Commission members.

Director's Report: Buchheit reminded Commission members about the Comprehensive Plan meeting with the consultant on Tuesday, July 25 in the Public Works Conference Room to discuss current issues. He also announced the next Steering Committee meeting will be held on August 1.

The meeting adjourned at 8:49 p.m.

President

Secretary